

## \$334,900 - 107 10523 123 Street, Edmonton

MLS® #E4429536

**\$334,900**

2 Bedroom, 2.00 Bathroom, 1,119 sqft  
Condo / Townhouse on 0.00 Acres

Westmount, Edmonton, AB

PRICED FOR QUICK SALE – \$20K BELOW CITY ASSESSMENT (\$355,500)! Newer 2013 build with great soundproofing. Come see for yourself. Welcome to High Street District Properties in Westmount! All work done by professional licensed home builder in Alberta. This fully renovated 2-Bed + Den, 2-Bath condo (1,100+ SQFT) features NEW engineered hardwood, NEW carpet/underlay, granite counters, Hunter Douglas blinds, dimmable lights, fresh paint, and central A/C. Enjoy 9' flat-finish ceilings, large windows, and a bright open layout. Private lockable patio entrance with a southwest-facing balcony and gas line. In-suite laundry and underground parking included. Steps to 124 Street's cafes, shopping, and dining. Rooftop patio with stunning downtown views! Tucked away on a peaceful street, yet only minutes from vibrant city life, this home perfectly blends tranquility with unbeatable urban access. Don't miss out!

Built in 2013

### Essential Information

|            |           |
|------------|-----------|
| MLS® #     | E4429536  |
| Price      | \$334,900 |
| Bedrooms   | 2         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



### Features

- 1 Fully Remodelled
- 2 Heat pump system with central A/C + Heat/Water included in Condo fee
- 3 1,100 + SQFT  
3 Full ROOMS (2 Bed + 1 Den)  
2 Full Bathrooms
- 4 FirstService Residential Condo Management
- 5 Private Entrance
- 6 City Assesment at \$355,500.00



|                |                        |
|----------------|------------------------|
| Square Footage | 1,119                  |
| Acres          | 0.00                   |
| Year Built     | 2013                   |
| Type           | Condo / Townhouse      |
| Sub-Type       | Lowrise Apartment      |
| Style          | Single Level Apartment |
| Status         | Active                 |

### Community Information

|             |                      |
|-------------|----------------------|
| Address     | 107 10523 123 Street |
| Area        | Edmonton             |
| Subdivision | Westmount            |
| City        | Edmonton             |
| County      | ALBERTA              |
| Province    | AB                   |
| Postal Code | T5N 1N9              |

### Amenities

|                |                                                                                                                                                 |
|----------------|-------------------------------------------------------------------------------------------------------------------------------------------------|
| Amenities      | Air Conditioner, Ceiling 9 ft., Intercom, Patio, Secured Parking, Sprinkler System-Fire, HRV System, Natural Gas BBQ Hookup, Rooftop Deck/Patio |
| Parking Spaces | 1                                                                                                                                               |
| Parking        | Underground                                                                                                                                     |

### Interior

|                   |                                                                                                                        |
|-------------------|------------------------------------------------------------------------------------------------------------------------|
| Interior Features | ensuite bathroom                                                                                                       |
| Appliances        | Dishwasher-Built-In, Dryer, Garage Control, Microwave Hood Fan, Refrigerator, Stove-Electric, Washer, Window Coverings |
| Heating           | Heat Pump, Natural Gas                                                                                                 |
| Fireplace         | Yes                                                                                                                    |
| Fireplaces        | Wall Mount                                                                                                             |
| # of Stories      | 4                                                                                                                      |
| Stories           | 4                                                                                                                      |
| Has Basement      | Yes                                                                                                                    |
| Basement          | None, No Basement                                                                                                      |

### Exterior

|                   |                                                               |
|-------------------|---------------------------------------------------------------|
| Exterior          | Wood, Metal, Stucco                                           |
| Exterior Features | Low Maintenance Landscape, Paved Lane, Public Transportation, |

|              |                                     |
|--------------|-------------------------------------|
|              | Schools, Shopping Nearby, View City |
| Roof         | Roll Roofing                        |
| Construction | Wood, Metal, Stucco                 |
| Foundation   | Concrete Perimeter                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 6th, 2025 |
| Days on Market | 25              |
| Zoning         | Zone 07         |
| Condo Fee      | \$759           |

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Listing information last updated on May 1st, 2025 at 9:02pm MDT